

Wednesday, August 8, 2012

Planning Board Meeting and Town Public Hearing

Board Members Present: Richard Benner, Larry Choate, Dale Martin, Bill Leppanen, Robert Pratt

Others Present: Scott Bickford - CEO, Sue Choate, Gordon Page and neighbors, Ken Wexler, Jean Johnson, Larry Keating, Donald Keating

7:30 P.M. Robert Pratt made a motion to accept June 15, 2012 & July 11, 2012 Minutes, Dale Martin seconded it. Motion carried.

7:35 P.M. Larry Keating – Lunch Wagon, Larry Keating approached the Board about having a lunch wagon on his property (Ballyhac Road). The Board asked him questions to determine if his business fit into the definition of a Home Occupation and reviewed all of the requirements for a Home Occupation as listed in the Town Zoning Ordinance. Richard Benner made a motion to accept this as a Home Occupation as long as he gets all the right permits, follows all the requirements listed in the Zoning Ordinance for a Home Occupation and he screens in his business with a maximum of 6 ft high fence or have a nature border. Larry Choate seconded it. Motion carried.

8:30 P.M. Gordon Page (of 523 Ash Point Drive) approached the Board regarding dangerous buildings. He said went to the Selectmen's Meeting (August 6, 2012) and they sent him to the planning Board. He is very concerned about the trailer on 511 Ash Point Drive. He also presented the State of Maine Statues on dangerous buildings. Richard Benner told him if he has the State of Maine Statues he does not need to be in front of the Planning Board. He can take the State Statues to the Board of Selectmen.

9:05 P.M. Richard Benner made a motion to accept to the Revised Zoning Ordinance, Bill Leppanen seconded it. Motion carried. Richard Benner made a motion to accept the New Site Plan Review Ordinance, Robert Pratt seconded it. Motion carried. Richard Benner made a motion to close the Planning Board Meeting. It was seconded. Motion carried.

9:10 P.M. Richard Benner opened the Public Hearing. He asked if there were any questions or comments regarding the revisions to the Zoning Ordinance or to the New Site Plan Review Ordinance.

9:15 P.M. Jean Johnson from the Breakwater Vineyard told the Planning Board that the new State of Maine Liquor Laws will be coming out in the end of August. The Vineyard will be able sell a glass of wine at the vineyards but they will also be required to serve (or sell) food with the wine. She asked the Board if this required anything different from them in order to meet the current Ordinances. Just giving the Planning Board a heads up. She is going to do more research and most likely will be back in front of them.

9:30 P.M. Richard Benner made a motion to adjourn the Public Hearing. Robert Pratt made a motion to accept it. Motion carried.